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**QUIT CLAIM DEED
IN TRUST**

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P		P
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96664745

RECORDED
INDEXED
TRAM 5:07 PM 08/29/96 15433100
INDEXED IN # 96-664745
COOK COUNTY RECORDER

The above space for recorders use only

THIS INDENTURE WITNESSETH, That the Grantor, MYRTLE L. RANEY, a widow of the County of Cook and State of Illinois, for and in consideration of the sum of ten Dollars (\$ 10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Convey and Quit Claim unto COLUMBIA NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 27th day of August, 1996, and known as Trust Number 5244, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 56 in Oriole Park Village (North half) being a subdivision of part of Lot 4 in A. Hemingway's Subdivision of part of the South East 1/4 of Section 1 and part of the North East 1/4 of Section 12, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

7218 W. Balmoral, Chicago, Illinois 60636

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax

SUBJECT TO

Real Estate Tax # 12-12-216-043

8/27/96
Date
Myrtle L. Raney
Buyer, Seller or Representative

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trust, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereon, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partitions or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust,

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be obligated to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or with the expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance or other instrument, (a) that at the time of delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Columbia National Bank of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decrees for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice to this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Columbia National Bank of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or the duplicate thereof, or memorandum, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 27th day of August 19 96.

_____[SEAL] Myrtle L. Raney [SEAL]
 _____ MYRTLE L. RANEY [SEAL]

State of Illinois I, undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify
)SS. that MYRTLE L. RANEY, a widow, personally
 County of Cook known to me to be the same person whose name subscribed to the foregoing instrument, appeared
 before me this day in person and acknowledged that she signed, sealed and
 delivered the said instrument as her free and voluntary act, for the uses and purposes
 therein set forth, including the release and waiver of the right of homestead. Given under my hand and
 notarial seal this August 27, 1996

 Kenneth M. Zak
 Notary Public

OFFICIAL SEAL
 KENNETH M. ZAK
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 3/12/98

Return to:

Columbia National Bank of Chicago
 5250 North Harlem Avenue
 Chicago, IL 60656
 Attn: Trust Dept.

7218 W. Balmoral, Chicago, Illinois 60656
 For information only insert sheet address of above property



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Exhibit "A"

PARCEL 1:

The East 77.57 feet of the West 197.57 feet (except the North 704.83 feet) of that part of the North East quarter of Section 10, Township 42 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at a point 831.8 feet West of the North East corner of said Section 10, for a place beginning, thence running West 332.8 feet; thence South 1270 feet to center of road; thence along center of road, North 50 degrees 53 minutes East 428.6 feet; thence North 1001 feet to a place of beginning.

PARCEL 2:

The West 46 feet of the East 135.23 feet (as measured along the North line) (except the North 704.83 feet) of that part of the North East quarter of Section 10, Township 42 North, Range 12, East of the Third Principal Meridian, Village of Northbrook, bounded by a line described as follows:

Beginning at a point on the North line of the North East quarter of Section 10, 831.8 feet West of the North East corner of said Section 10, thence West along the said North line, 332.8 feet, thence South 1270.0 feet, more or less, to center line of Shermer Avenue, as dedicated, thence North Easterly along the center line of said Shermer Avenue 428.6 feet and thence North 1001.0 feet, more or less to the place of beginning.

PARCEL 3: The East 10 feet of the West 120 feet as measured along the North line (except the North 704.83 feet) of that part of the Northeast Quarter of Section 10, Township 42 North, Range 12, East of the Third Principal Meridian, bounded by a line described as follows: Beginning at a point on the North line of the Northeast Quarter of Section 10, 831.8 feet West of the Northeast corner of said Section 10; thence West along said North line 332.8 feet; thence South 1270 feet, more or less, to the center line of Shermer Avenue, as dedicated; thence Northeasterly along the center line of said Shermer Avenue 428.6 feet and thence North 1001 feet, more or less, to the place of beginning.

Permanent Tax No. 04-10-200-166

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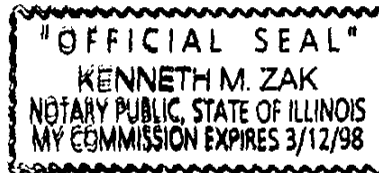
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 27, 1996 Signature: Myrtle L. Raney
Grantor or Agent
Myrtle L. Raney

Subscribed and sworn to before me by the
said Myrtle L. Raney this
27th day of August, 1996.

Notary Public Kenneth M. Zak

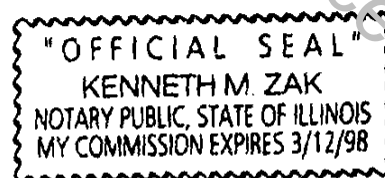


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated August 27, 1996 Signature: Myrtle L. Raney
Grantee or Agent
Myrtle L. Raney

Subscribed and sworn to before me by the
said Myrtle L. Raney this
27th day of August, 1996.

Notary Public Kenneth M. Zak



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, (if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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